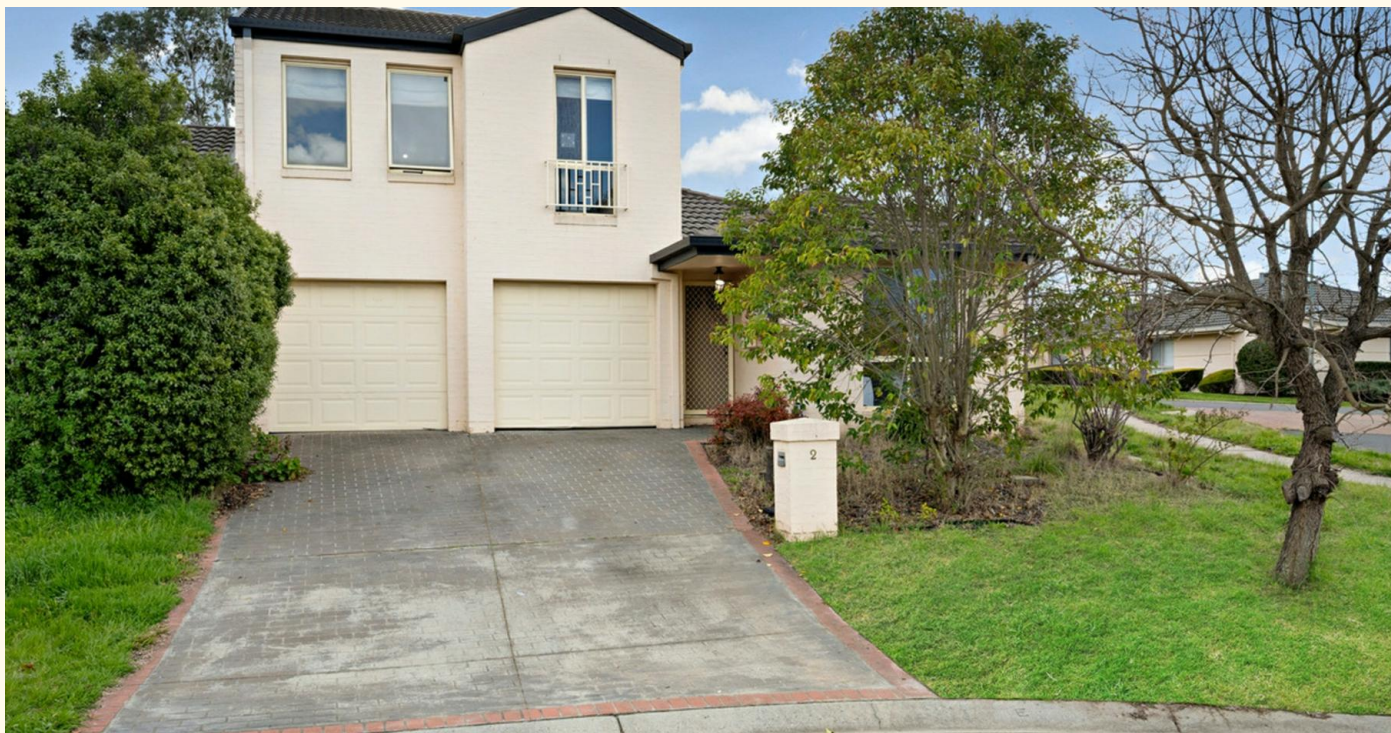


2 Fidler Court, Bruce

BIG, BOLD & COMPLETELY BODY CORPORATE FREE!

Auction Location: LJ Hooker Auction HQ | 182 City Walk, Canberra City

2 Fidler Court, Bruce is the kind of townhouse that delivers far more than you might expect. This extra-large four-bedroom, ensuite townhouse offers impressive proportions to be sure.

Apart from its generous living arrangements and large bedrooms, it has the rare freedom of being separately titled with NO body corporate fees!

When entering the home you will immediately appreciate the generous scale, with large living areas providing plenty of room for relaxed family living, entertaining and everyday life.

You've heard it before but it certainly rings true here..."They don't build them like this anymore". It's a great layout that gives everyone space to spread out.

A generous rear courtyard allows for excellent flow from the family

4 2 2

AUCTION

Wed 7th Oct @ 6:00PM

VIEW

By Appointment

AGENTS

Tim Russell
0416 087 834
tim.russell@ljhooker.com.au

Jackson White-Brettell
0421 479 376
Jackson.white-brettell@ljhkaleen.com.au

AGENCY

LJ Hooker Kaleen
(02) 6241 1922

All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.



room and the very large living area. The light shine I here beautifully.

An impressive 8kw solar PV array helps keep those energy bills in check, adding an appealing touch of efficiency to this already impressive home.

You'll absolutely love it!

Looking to call Bruce home? Please speak with Tim Russell 0416087834 or Jackson White-Brettell 0421 479 376 for further information or a private inspection.

Features Include;

- Extra-large four-bedroom townhouse
- Ensuite bathroom
- Generous, spacious living areas
- Lovely private courtyard
- 8KW Solar PV system
- Separately titled
- NO body corporate fees
- Highly convenient Bruce location

This is townhouse living with a difference - more space, more privacy and none of the body corporate fees.

If you've been searching for something substantial, stylish and genuinely different, this one deserves your attention.

Rates: \$3,124 pa approx
Land Tax: \$4,711 pa approx
EER 3.5

Disclaimer:

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MORE DETAILS

Property ID	2H83F9Q
Property Type	House
House Size	168 m2
Land Area	297 m2
EER	3.5

Tim Russell 0416 087 834

Franchise Owner / Sales Manager / Licensed Agent & Auctioneer
ACT/NSW | tim.russell@ljhooker.com.au

Jackson White-Brettell 0421 479 376

Executive Assistant to Tim Russell | jackson.white-brettell@ljhkaleen.com.au

LJ Hooker Kaleen (02) 6241 1922

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Upper Floor



Ground Floor

The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

2 Fidler Court, Bruce



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